

HARC

Historic Architectural Review Commission

The Historic Architectural Review Commission of the City of Key West, Florida, will hold a regular meeting on Tuesday, April 28, 2009 at 3:00 p.m., second floor, Old City Hall, 510 Greene Street, Key West, Florida.

Notice to Applicants: Once HARC approval is obtained a building permit application must be submitted. The Building Department will call the applicant when a building permit is ready to be issued.

*Discussion on any one item shall take a maximum of 20 minutes to include the presentation by the applicant (5-10 minutes), public comment, and discussion by the Commission. Further discussion beyond that time is at the Chair's discretion.

*If your item is tabled, any additional documentation must be submitted by Tuesday (4:00 pm) prior to the next meeting.

Please Note: Chapter 286- Public Business: Miscellaneous Provisions

286.0105 Notices of meetings and hearings must advise that a record is required to appeal. –Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3).

City of Key West Planning Department, Notice to HARC Applicants

If you are in the process of improving your property or making structural changes, there may be more required of you than the design and beautification requirements from HARC.

1. Please be advised that if you are contemplating an addition to your building (whether an additional story, or on the same level), you may need to go through the variance process.
2. If an additional structure is planned, whether separate or linked in any manner to the main or existing building, some configurations may trigger the variance application process.
3. Many alterations will need to meet the basic setbacks, building coverage and other requirements that are zone-specific.

Sometimes, simple changes in building plans now may help you avoid going through another process at a later date, delaying your project.

If you or your contractor, architect or other professional representative need further information, please visit us at 604 Simonton Street, or call for an appointment at (305) 809-3972.

Call to Order:

Roll Call:

Invocation:

Minutes approval: April 14, 2009

STAFF APPROVALS:

H09-3-26-308 715 Simonton Street, Percy M. Gramham

Construction a wooden handicap ramp with handrail in rear of church as per attached drawing. All wood and lumber to be use will be treated.

H09-3-27-314 806 Carey Lane, F&W Fence Company

Install new gate fence w/wood pickets to match existing fence.

H09-3-27-315 619 Angela Street, Mattingly Construction Inc.

Remove existing wooden shutter. Replace 11 windows shutters w/new impact rated wood shutters w/ lexan at front and side and 10 window aluminum shutters impact rated to match existing at rear. Color to match existing. Replace three 4 X 6 French doors and two 3 X 6 doors at rear w/new alum impact doors. Style & color to match existing.

H09-3-27-316 421 Catherine Street, Island Refrigeration & A/C

Install new 3.5 ton complete system with duct work. Total drops 14.

H09-3-27-320 517 Grinnell Street, Sky Limit Construction

Remove plastic vinyl siding from concrete non-contribution 1984 CBS guest house at rear of property. Replace with Hardi planks, 5' exposed to be painted same color as front house color to be determined approx 2500 sq ft.

H09-3-27-321 907 Catherine Street, Lenny Carey

1. Paint metal roof silver color. Replace siding (46 sq/ft) and paint Exterior-trim-white, body Mantis Green.

H09-3-27-324 827 Elizabeth Street, Dan Ace Roofing

Install v-crimp to new dormer to match existing 3 sqs.

H09-3-30-325 723 Fleming Street, Bender & Associates Architects

Revision to H09-03-03-217: Remove all P.T. wood siding to allow installation of plywood sheathing on back building (currently no sheathing on exterior walls).

- H09-3-30-326 **720-D Simonton Street, South Wind Pools**
Resurface swimming pool and replace pumps & equipment.
- H09-3-30-327 **701 Washington Street, Wayne Garcia**
Repair cracked fence area with new columns and plaster existing.
- H09-3-31-328 **623 William Street, Dan Ace Roofing**
Remove existing Conch shingles and replace with new 26ga Conch shingles.
- H09-3-31-326 **560 Porter Lane, D&V Commercial A/C**
Change out condenser & evaporator 3-ton.
- H09-3-31-330 **104-3 Southard Street, Sub Zero Inc.**
Replace a 2-ton split AC system with existing power.
- H09-3-31-331 **1000 Duval Street, Sub Zero Inc.**
Change out of a 5-ton condenser.
- H09-3-31-332 **630 Eaton Street #2, Artisian Builders Inc.**
Replace exterior door w/15 lite wood French doors. Repair existing exterior windows with same. See pictures. After the fact.
- H09-3-31-333 **800 Thomas Street, Leonard Johnson**
Run a wooden fence along the property line and paint it white. 48' -50' long 4ft high picket.
- H09-3-31-334 **619 Thomas Street, Dan Ace Roofing**
Remove v-crimp and install with same 12 sqs.
- H09-4-01-336 **1218 Margaret Street, Dunn General Contractors**
Demo existing rear shed (built with no permits) as per Building Department and Code Enforcement.
- H09-4-01-337 **526/527 Duval Street, Papa's Painting**
Paint exterior same colors. Walls-Suntan yellow 2155-50, Adams gold-HC-18, Cotton Tail. Behind signs-French canvas-OC-41, and trim-Simply White-2143-70.
- H09-4-01-340 **822 Thomas Street, David Dulinski**
Replace 6ft existing fence on the front my property line to a 4ft picket Fence, paint in white, and repair existing deck in the rear of the property.

- H09-4-01-341 **825 Duval Street #3, Mattingly Construction Inc.**
1-Hanging 5 sq. feet sign, wire mesh w/fiber glass coating painted to match the Southernmost Buoy, SOUTHERNMOST REALTY"
- H09-4-02-342 **302 Angela Street, Affiliated Designs Construction Managers LLC**
Per an inspection by K.W. Fire Department. A 2 x 6 w/ 5/4 cap be added to wrap around porch to achieve a minimum height of 36'.
- H09-4-02-343 **201 William Street, Morse Building Inc. /Rodger Morse**
Replace pilings and decking on dock.
- H09-4-02-344 **1401 Petronia Street, A Plus Roofing**
Maintenance and paint the Victorian metal shingle roof.
- H09-4-02-345 **1222 Florida Street, Steve or Marini Caputo**
As per plans: 1-On west side of house. Add 1 window (found behind wall after demo of porch room). 2-Add enclosure room for water heater and washer & dryer to be sided to match house. 3-Replace/repair siding on west side of house that was behind wall of enclosure that was demolished Replace sliding glass door on 2nd level w/ window.
- H09-4-03-347 **402 Duval Street, Island Refrigeration & AC**
Change out 10 ton condenser.
- H09-4-03-348 **806 Baptist Lane, Cocca Construction Management Inc.**
Damaged: Replace rear door with same type (panel steel out swing) paint.
- H09-4-03-349 **600 Whitehead Street, Michael A Lang/M. Lang Services LLC.**
Exploratory Demo only the permit: on the chip out crack along 1st floor tie beam up to 40 long (horizontal). Repaint concrete as necessary. Repair stucco finish as is t was at start to project. Repair stucco area next A/c in South wall approx-less than 100 sq/ft affected. paint affected area to original color.
- H09-4-03-351 **1216 Varela Street, Holtkamp Construction**
Remove approx. 120 sq/ft of existing floor tile over rear roof area. Remove two coursed of siding to provide for roof flashing. Replace siding after roof installed.
- H09-4-06-352 **Petronia Street/Duval Street, Bill Rieck/Public Works**
Repaint and Removal of existing Arch.. Repaint with same colors. Repaint siding and masonry columns with same existing colors.
- H09-4-06-354 **707 Frances Street, Advanced Development Inc.**
Replace 800c.f. sticks. Paint to match . Replace 500 sq/ft brick.

- H09-4-06-355 **1020 Watson Street, Schroeder Builders**
Install removable corrugated metal hurricane shutters on 12 windows and 4 doors to Miami -Dade specs, shutters stored on side of building.
- H09-4-06-356 **400 Front Street, Hogs Breath Saloon of Key West/Sherry Dorminy**
Replace existing awing located over Raw Bar and seat areas approx. 120 sq/ft.
- H09-4-06-357 **812 Galveston Lane, Sub Zero Inc.**
Install 1 1/2 ton mini spilt A/c system.
- H09-4-06-358 **921 Whitehead Street, Scott & June Waage**
Paint shutters Benjamin Moore -488 Mountain Lane.
- H09-4-06-359 **1018 Truman Avenue, Sub Zero Inc.**
Replace a 2 ton condenser with existing power.
- H09-4-06-360 **1022 Catherine Street,**
New 66 l.f. swimming pool on the back yard.
- H09-4-06-361 **811 Truman Avenue, LT Builders LLC**
Replace 3 aluminum windows with aluminum Impact windows. Replace 2-6 panel doors with same. Repair broken glass on 8 windows in existing space.
- H09-4-06-362 **406 Eaton Street, Michael Miller**
Temporary construction (6weeks) barrier painted to match Film Societies Marquee.
- H09-4-08-363 **900 Thomas Street, Papa's Painting**
Prep paint complete exterior of facility at Thomas & Truman all white walls & trim.
- H09-4-08-364 **526 Grinnell Street, A Plus Roofing**
Install 19 sq/ft of 60 mil single ply as Valley. Maintenance and paint entire metal roof system.
- H09-4-08-365 **921 Whitehead Street, Scott & June Waage**
Replace 4 shutters- with Cedar 13/4" slat style 36" X 84". Replace door- (1)-36" X 84" Mahogany 6 panel door.
- H09-4-08-366 **1415 United Street, John Castro**
Rebuild 4' fence approx. 100 l.f. and repaint white fence with existing 3/4 gap.

H09-4-08-367 720 Caroline Street, John Castro

Flashing for top of columns from water damage and bottom water sealed and repaired.

H09-4-08-368 1022 Roberts Lane, Michael Moschel

Installation of old Chicago brick paver walkway, 85 sq/ft.

H09-4-08-369 109 Front Street # 314, Sub Zero Inc.

Change out of a 3 1/2 ton condenser.

H09-4-08-370 716 Olivia Street, David Lee Roofing & Sheet Metal

Install self adhesive sheet & 26 ga 5-vcrimp metal roofing 200 sqs to match existing.

H09-4-09-374 1403 Catherine Street, Nippers Painting

Sand and re-paint same color Onondaga Clay 1204 Benj. Moore.

H09-4-09-375 714 Windsor Lane A Plus Roofing

Install 2200 sq/ft 22 squares of 26 Galvalume v-crimp metal roofing and 500 sq/ft 5 squares of white 60 mil single ply roofing. Install 700 sq/ft of white 5" style seamless gutter system as approved by HARC.

H09-4-09-376 616 Virginia Street, A Plus Roofing

Maintenance paint v-crimp metal roof.

H09-4-09-377 804 Elizabeth Street, Robert Norman

Add 48' high open picket fence painted white in front of house. Also remove chain link fence on left side of property and replace with open white picket fence 48 transitioning to 6-0 along house.

H09-4-09-378 718 Eaton Street, Kevin McChesney

Replace 100 sq. ft. Red brick in existing driveway due to root damage.

H09-4-09-379 1103-1105 Whitehead Street, Gary the Carpenter

Emergency Permit* Remove deteriorated concrete overhang on front of building. Rebuilt as existing.

H09-4-09-380 422 Front Street, Christopher Noel, A1A Leed AP

Project entails the infill of two existing locations where Wachovia ATM's were removed (along Front Street & Duval Street). The new infills have been designed to match the existing detailing, materials and colors of the existing building. Refer to submitted package dated 4/8/09 for required scale drawings, before & after photographs, photographs of adjacent properties & an overall site plan.

- H09-4-13-382 **715 Ashe Street, Tony's Roofing Co.**
Replace metal roof 5 V-crimp with same material
- H09-4-13-383 **204 Eaton Street, Sub Zero Inc.**
Replace 3 split systems with existing power at existing location.
- H09-4-13-384 **915 Cornish Lane, F&W Fence Company LLC**
Remove damaged old fence. Install new 4' fence on side of home in style similar to existing 61 lineal feet with one 4' gate.
- H09-4-13-385 **316 Peacon Lane, Hans Canko**
Fabricate and install hurricane shutters as per attached drawings. Wood Solid as previously approved by HARC
- H09-4-13-386 **616 Whitehead Street, Sun Coast Construction Inc.**
Replace approximately 45 sq. ft. of siding on side of house with same wood material and profile. Repair 5 window sill made to match existing style and material. Replace approximately 36' of rotted fascia. Paint exterior- wall SW6786 Cloudless and trim SW7006 extra white.
- H09-4-13-387 **526 Louisa Street, A Plus Roofing**
Install 300 sq. ft. of 26 gauge Galvalume v-crimp metal roofing on new addition.
- H09-4-13-389 **422 Amelia Street, Gary the Carpenter**
Remove and replace 2800 square feet of conch shingles. Remove and replace 1100 square feet of V crimp and 120 square feet of lap siding on rear of building. Paint to match existing.
- H09-4-13-391 **425 Southard Street, Stella Rylander**
Paint the exterior white.
- H09-4-14-392 **1216 Varela Street, A Plus Roofing**
Install 125 sq/ft of white 60 mil single ply roofing on rear porch.
- H09-4-14-393 **314 Petronia Street, William W. Reese**
Paint 10' of front office with same color paint (tan).
- H09-4-14-394 **920 Center Street, David P. Symonds**
Replace rotten/decayed plywood T-111 siding with like wood siding. Also replace any rotten fascia frame boards, & corner boards with wood boards. Photos attached. 126 sq/ft
- H09-4-14-396 **900 Caroline Street, Lighthouse Electric**
Replace 4 outdoor fixtures.

H09-4-15-397 #5 Hunts Lane, Key West A/C Refrigeration Inc.

Install 1 3ton Central A/c system.

H09-4-15-399 302 Angela Street, Affiliated Design & Construction Managers LLC

Per an inspection by K.W. fire Department A 2 X 6 w 5/4 cap is added to wrap around porch to achieve a max. ht of 36".

H09-4-15-400 412-416 Greene Street, Tony's Roofing Co.

5-Vcrimp elevated roofing modified Bitumen rubber roll roofing 24 Squares to match existing.

H09-4-16-401 709/711 Fleming Street, Charlene Goff

Paint touch-ups same color -white.

H09-4-16-402 810 Eisenhower Drive. A Plus Roofing

Install 1200 sq/ft 12 squares of 24 g Galvalume Victorian metal shingle roof system.

H09-4-17-406 423 Fleming Street, Ghost Tours of Key West

After the fact: Two (2) window signs 23%, Semi-Transparent vinyl window film in "frosted glass", THE ORIGINAL GHOST TOURS WWW.HAUNTEDTOURS.COM. Letters will not exceed 12".

H09-4-17-409 431 Front Street, Southernmost Signs

1-Wall sign 6 sq/ft and one hanging sign 5 sq/ft, wood Red Cedar sandblasted, "SCENTCHIPS". Letters will not exceed 12".

H09-4-17-412 902 Windsor Lane, Tony's Roofing Co.

Re-roof take off 5 v-crimp put back 5-vcrimp

H09-4-17-413 1017 Fleming Street, Robert M. Olson MD

Termite & rot window frame. Remove & reinstall same window into new treated wood frame & paint white. Also Hurricane damaged lattice (2') above side fence. Replaced 2 years ago. Re-install shutters (blue) on window. After the fact.

H09-4-17-417 517 Grinnell Street, Sky Limit Construction

Temporary construction fence 6' high 25 feet from Street, wood stockade unpainted will be removed after construction. 6' wide setback 25 feet from Street. We are having problems with vagrants & trespassers who removed Orange construction fencing.

APPLICATIONS REQUIRING CLARIFICATION:

CL1.H09-03-26-312 **231 Margaret Street- #1 Lands End Village/ Turtle Kraals, Cross Key Marine Canvas/ Canvas Creations/ Steve Ness**
Fabricate and install frame and awning over second story Tower Bar Deck. See photos, rendering and specifications.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL2.H09-03-26-313 **231 Margaret Street/ Half Shell Raw Bar, Cross Key Marine Canvas/ Canvas Creations/ Steve Ness**
Fabricate and install frame and awning over outside deck. See photos, rendering and specifications.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL3. H09-4-08-372 **414 Louisa Street, David Knoll, Architect**
The addition of a 5'-0 by 32'-0" one story frame addition to a historic structure.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL4. H09-4-8-373 **717 Simonton Street, Trinity Presbyterian Church- Shelly A. Sands**
Grade and pave rear parking area with type S-3 asphalt total sq/ft 4,286.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL5. H09-4-13-381 **418 William Street, One Call Construction**

Remove and replace 500 sq. Ft. decking and replace with like material (composite). Remove and replace 32' of 4' picket fence and replace with like material (composite).

APPROVED_____ DISAPPROVED_____ TABLED_____

CL6. H09-4-13-388 **1405 Duval Street, The Awning Guy**

Installation of new frame and awning- dimensions 18'-6" by 32 ' by 18'.

APPROVED_____ DISAPPROVED_____ TABLED_____

CL7. H09-4-16-405 **629 Duval Street, William Rowan, Architect**

Demolition of existing booth and construction of new booth and resurfacing of existing parking lot.

APPROVED_____ DISAPPROVED_____ TABLED_____

CL8. H09-4-17-411 **623 Duval Street, John Dingeman**

Small hot tub on second floor front deck.

APPROVED_____ DISAPPROVED_____ TABLED_____

April 28, 2009

CL9.H09-04-17-414 **1 Whitehead Street, Gerald R. Mosher/ Clinton Curry**

Refurnish of four wall signs for the Shipwreck Treasures Museum painted over exterior walls. North wall sign measures 64 inches high by 135 inches wide, West wall sign measures 29 inches high by 88 inches wide, South wall sign is 37 inches high by 104 inches wide, and East wall sign is 32 inches high by 65 inches wide.

APPROVED _____ DISAPPROVED _____ TABLED _____

CL10. H09-4-17-415 **517 Grinnell Street, Michael Miller Architect**

Renovation and additions to two houses.

APPROVED _____ DISAPPROVED _____ TABLED _____

TABLED ITEMS

T1. H09-03-04-225 **512/524 Eaton Street, Lynn Kephart**

Construct 3rd floor with roof and elevator.

APPROVED _____ DISAPPROVED _____ TABLED _____

T2. H09-03-12-247 **1435 Simonton Street, Gonzalez Architects/Jose Gonzalez**

1-Wall sign 11-4 5/8 L, aluminum channel letters, acrylic faces w/1st surface perforated vinyl to match warm gray 9C & 2nd surface diffuser film. Aluminum FCO's w/satin paint, "THE REACH RESORT THE WALDORF ASTORIA COLLECTION".

APPROVED _____ DISAPPROVED _____ TABLED _____

T3. H09-03-20-291 **511 Duval Street, Gary the Carpenter/Gary Burchfield**
Reconfigure Store front to match adjacent storefront.

APPROVED _____ DISAPPROVED _____ TABLED _____

Other Business:

1. Right of way guidelines on the Historic District. Presentation by John Wilkins-
Public Facilities/ ADA Coordinator, Building Department